

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Sundance

2. Location: North of Cave Neck Road (CR 88)

3. Parcel Identification #: 2-35-22 p.24

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: The Island Farm, Inc. c/o Patricia Bonk

Address: 148 Kings Bridge Drive

City: Rehoboth

State: DE

Zip: 19971

Phone: (302) 684-3901

Fax:

Email: islandfarmsinc@aol.com

6. Applicant's Name: Integrity Homes, LLC c/o Colby Cox

Address: One The Square, Suite D

City: Milton

State: DE

Zip: 19968

Phone: (302) 684-4334

Fax: (302) 684-8194

Email:

7. Engineer/Surveyor Name: Morris & Ritchie Associates, Inc. c/o J. Kevin McBride

Address: 404 South Bedford Street, Suite 5

City: Georgetown

State: DE

Zip: 19947

Phone: (302) 855-5734

Fax: (302) 855-0157

Email: Kmcbride@mragta.com

8. **Please Designate a Contact Person, including phone number, for this Project:**

Information Regarding Site:

9. Area of Project(Acres +/-): 180.33

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Community ☐ Developing ☐ Environmentally Sensitive
☐ Secondary Developing ☒ Rural

11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." N/A

12. Present Zoning: AR-1

13. Proposed Zoning: AR-1 Cluster

14. Present Use: Agriculture

15. Proposed Use: Single Family Detached Residential

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:
No known.

17. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐

Kent ☐

Sussex ☒

Suburban ☐

Inside growth zone ☐

Town Center ☐

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☒ 30ac

Low Density ☒

18. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name:

What is the estimated water demand for this project? 123,000 qpd

How will this demand be met? Tidewater Utilities Water Company. Artesian

19. Wastewater: ☒ Central (Community system) ☐ Individual On-Site ☐ Public (Utility)
Service Provider Name:

20. If a site plan please indicate gross floor area: N/A

21. If a subdivision: ☐ Commercial ☒ Residential ☐ Mixed Use

22. If residential, indicated the number of number of Lots/units: 351 Gross Density of Project: 1.94 Net Density 2.17

Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc.

23. If residential, please indicate the following:

Number of renter-occupied units: 0

Number of owner-occupied units: 351

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☒ First-time homebuyer – if checked, how many units 33%

☒ Move-up buyer – if checked, how many units 33%

☒ Second home buyer – if checked, how many units 33%

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: <1%
Square Feet: 3500 sq

Proposed Use: % of Impervious Surfaces: 15%
Square Feet: 27 ac

25. What are the environmental impacts this project will have? Conversion of recently clear cut forest land to residential use. No forested wetlands will be impacted.

How much forest land is presently on-site? 18.6 /ac How much forest land will be removed? 5 ac +/-

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres
☒ Non-tidal Acres 13.85

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☒ Yes ☐ No If "Yes", describe the impacts: Road crossing and fill under Nationwide 39< 300 If & .05 ac of impact.

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

Lots will back up to open space around pond and stream.

28. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☒ Perennial (permanent) ☒ Intermittent ☒ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☒ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☒ Yes ☐ No If "Yes", please describe :

Lots will back up to open space around pond and stream.

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☒ Yes ☐ No

If yes, please list name: Private agricultural ditch.

30. List the proposed method(s) of stormwater management for the site: Retention Ponds is series.

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Existing Pond and agricultural drainage ditch.

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 68.53 Acres 2985332 Square Feet

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

Active recreation, passive recreation, stormwater management, wildlife habitat.

Where is the open space located? Throughout the site and linked by paths.

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☐ Yes ☒ No If "Yes," what are they?

34. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No

Acres on-site that will be permanently protected 13.81 ac.

Acres on-site that will be restored 2 acres of phragmites eradication and replaced with emergent scrub shrub and or forested wetlands.

Acres of required wetland mitigation .05 ac of forested wetland at 1:1 for ditch fill.

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed. Retention Pond, bioretention swales, super silt fence.

Buffers from wetlands, streams, lakes, and other natural water bodies enhanced Buffers around resources.

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No

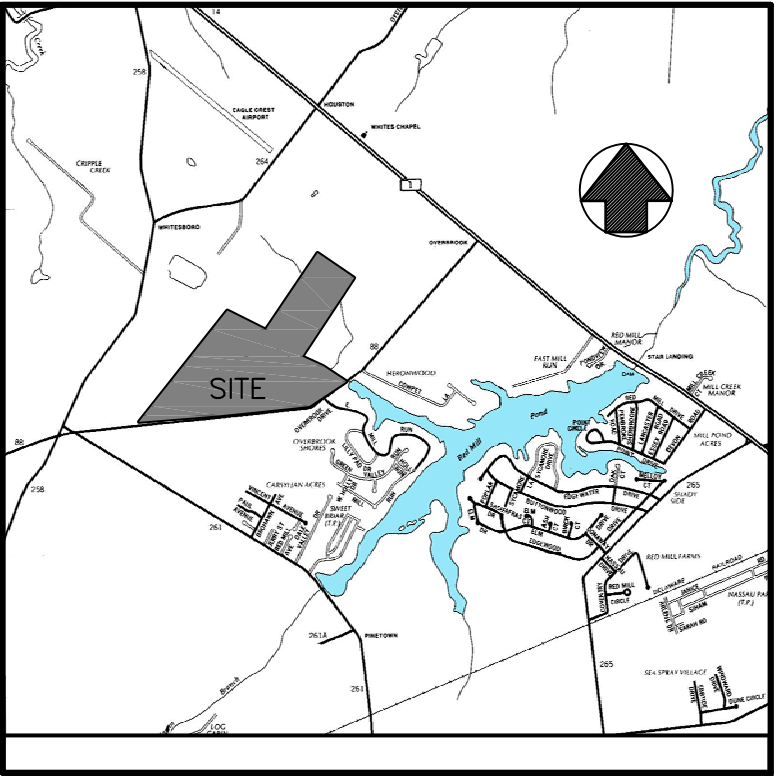
Fountains in ponds for Geese. Phragmites conversion to native species emergent wetlands. Mosquito larvae controlling areas of ponded water in Nontidal wetlands.

36. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 3,500

What percentage of those trips will be trucks, excluding vans and pick-up trucks? < 1%

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. (2) 12' Lanes	
38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. N.E. Property Link Connection Proposed.	
40. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is there an opportunity to connect to a larger bike/pedestrian network? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply) <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery Would you be open to a site evaluation by the State Historic Preservation Office? <input checked="" type="checkbox"/> Yes * <input type="checkbox"/> No * If required as part of the permit process.	
42. Are any federal permits, licensing, or funding anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Nationwide 39	
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:	
44. Please make note of the time-line for this project: Preliminary Plan Approval 3/15/04 to 11/15/04 Improvement Plans & Permits 11/15/04 to 9/15/05	
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.	
_____ Signature of property owner or contract buyer	_____ Date
_____ Signature of Person completing form (If different than property owner)	_____ Date
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.	



LOCATION MAP

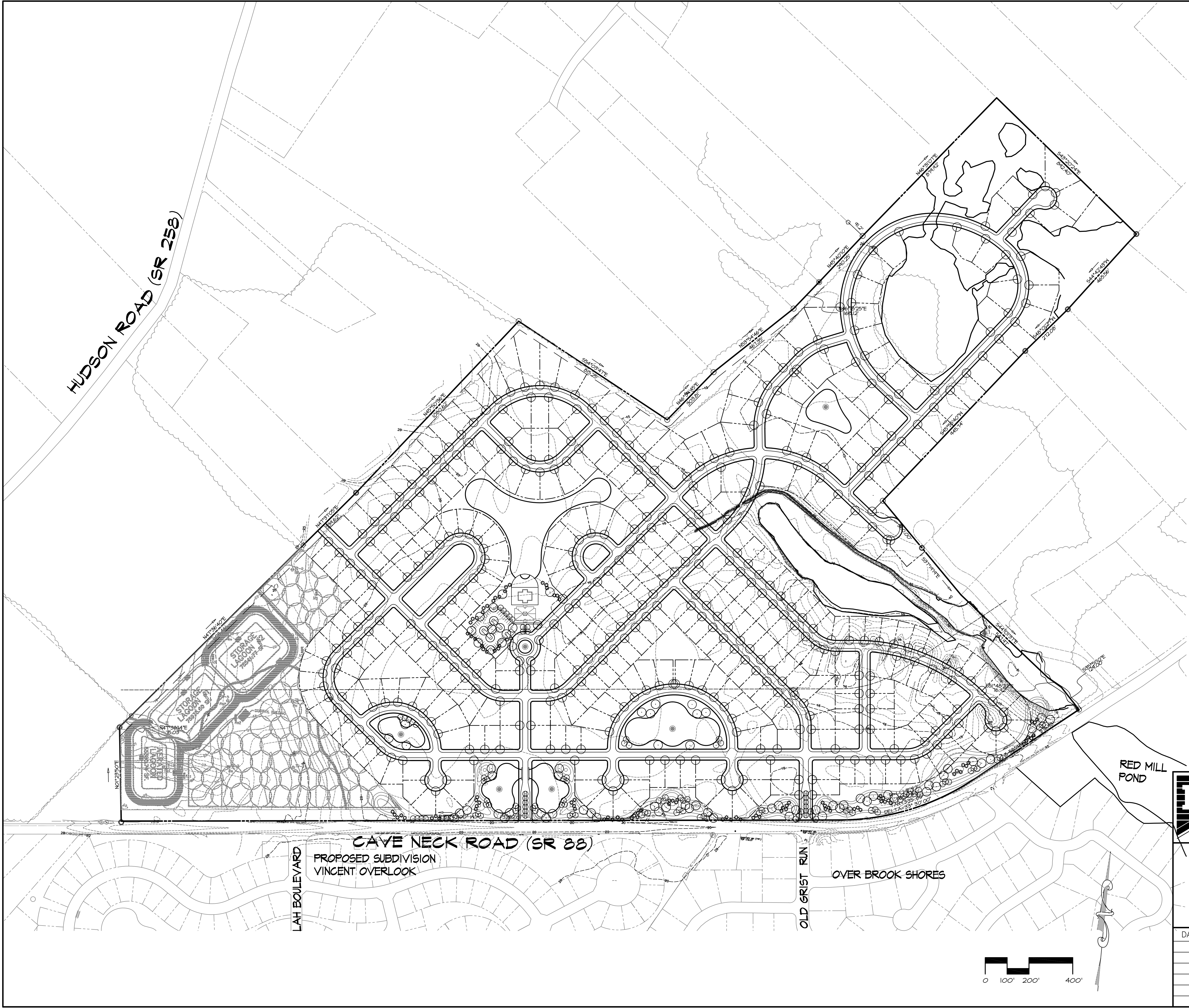
SCALE: 1" = 2000'

SITE DATA:

1. PROJECT TITLE/NAME: SUNDANCE
ADDRESS: CAVE NECK ROAD
MILTON, DE 19968
2. OWNER INFORMATION:
OWNER: THE ISLAND FARM INC.
% PATRICIA BOK
148 KINGSBIDGE DRIVE
REHOBOTH BEACH, DE 19971
3. DEVELOPER: COLBY COX
INTEGRITY ASSOCIATES, LLC
ONE THE SQUARE, SUITE D
MILTON, DE 19968
4. ZONING INFORMATION: PRESENT ZONING: AR-1
5. LAND USE INFORMATION: PRESENT USE: AGRICULTURE
PROPOSED USE: RESIDENTIAL

LOTS

1500 SF	248
10000 SF	55
13400 SF	53
TOTAL	356



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
404 S. BEDFORD STREET, SUITE 5
GEORGETOWN, DE 19947
(302) 855-5734
FAX (302) 855-0157
www.mragta.com

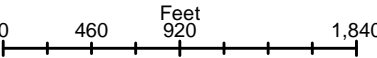
SKETCH PLAN
FOR
SUNDANCE
CAVE NECK ROAD

ENGINEERS SEAL		SUSSEX COUNTY, DE.	
DATE	REVISIONS	JOB NO:	13338
		SCALE:	1" = 200'
		DATE:	02/27/04
		DRAWN BY:	CVD/BAS
		DESIGN BY:	JKM
		REVIEW BY:	JKM
		SHEET:	1 OF 1

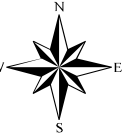
Preliminary Land Use Service (PLUS)

Sundance
2004-03-04

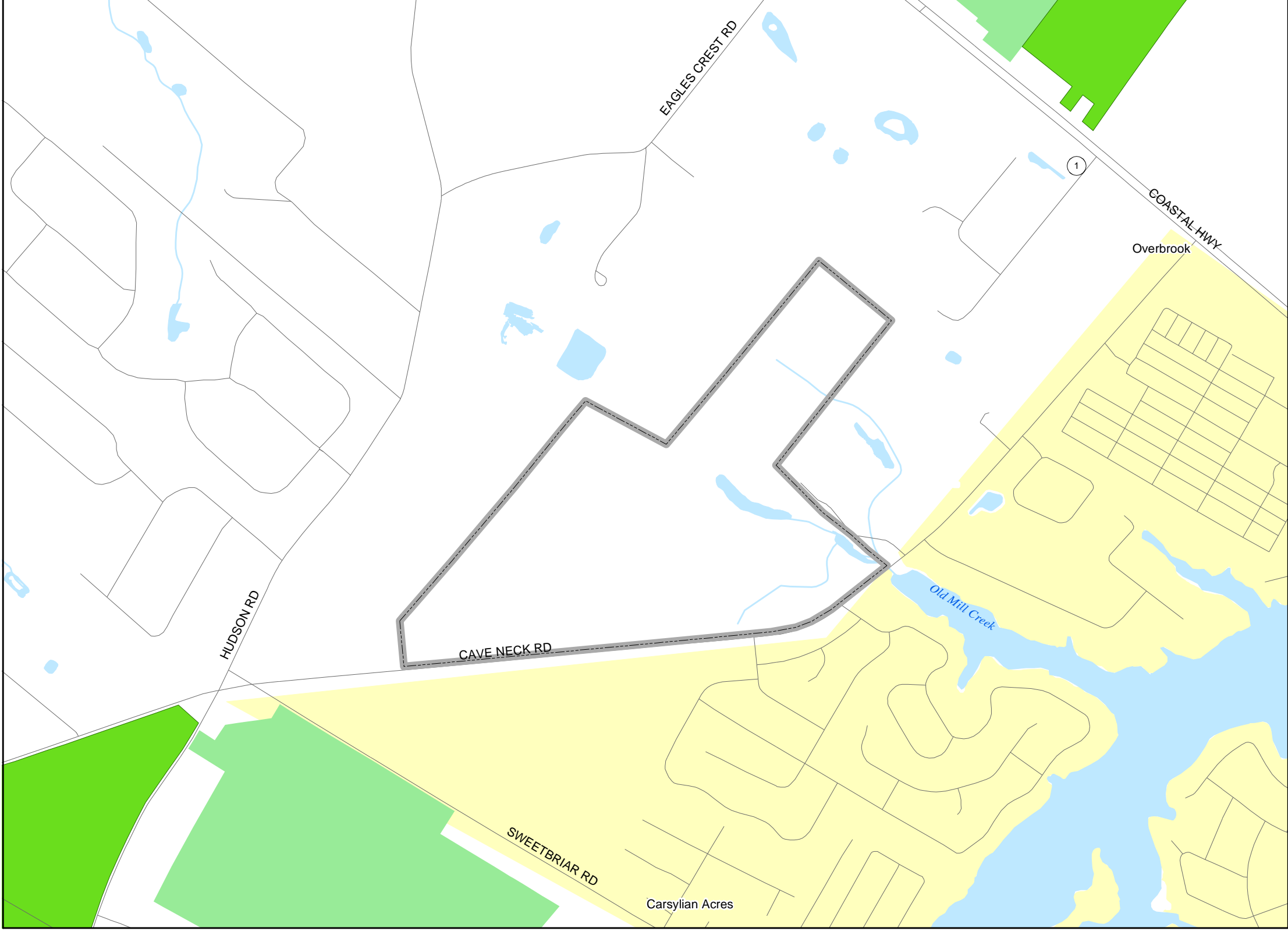
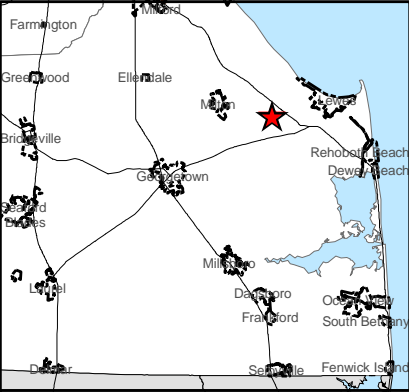
- Project Area
- Municipalities
- Public-Owned
- Ag District
- Purchased Dev. Rights
- State Strategy Level**
- Community
- Developing Area
- Secondary
- Sensitive
- Rural



1:12,000



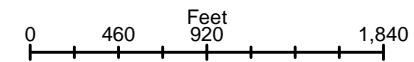
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2004-03-04

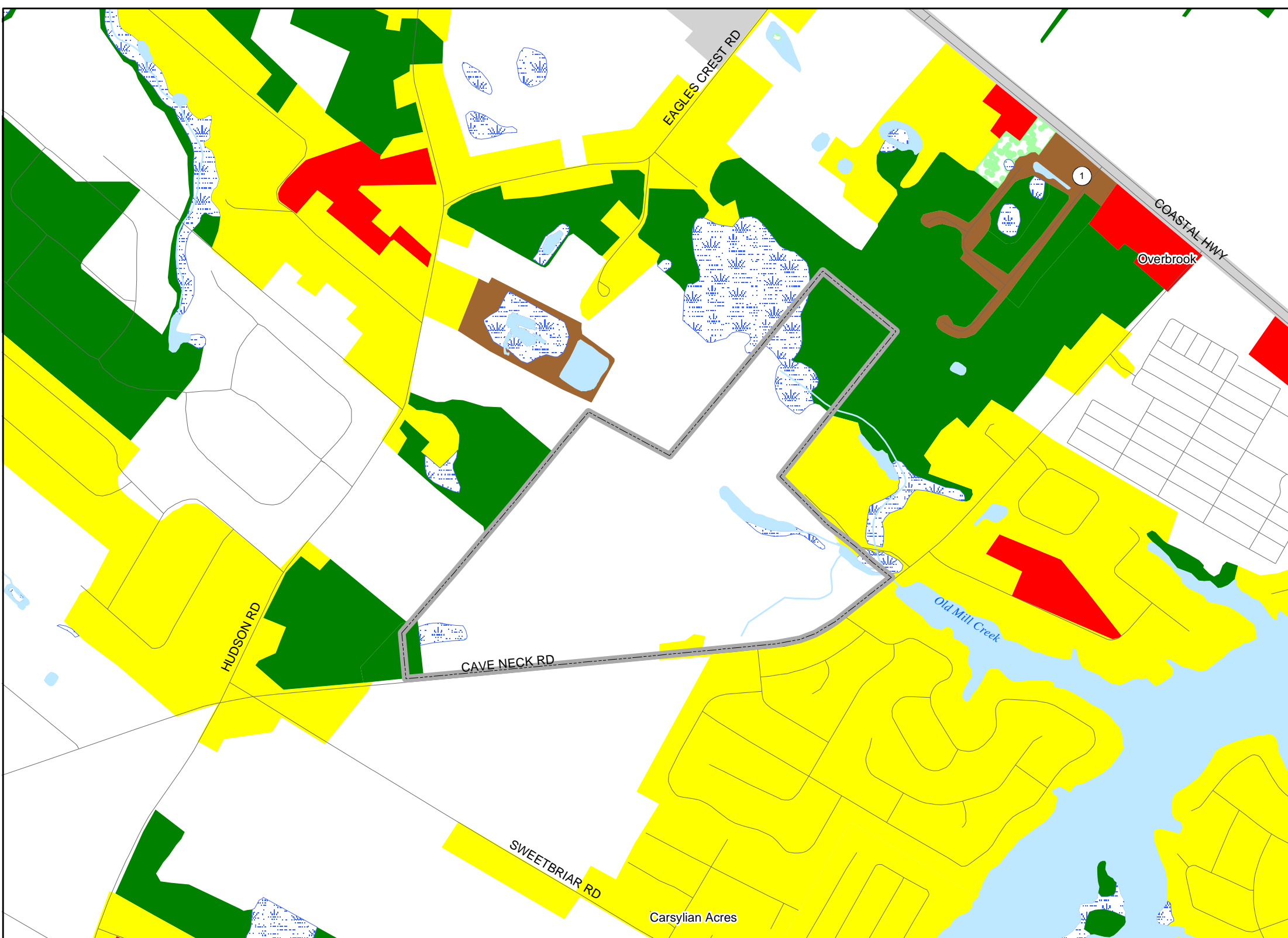
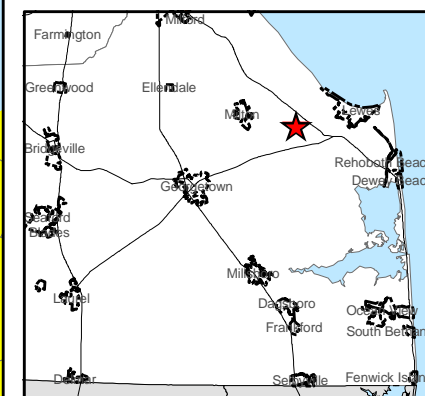
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:12,000



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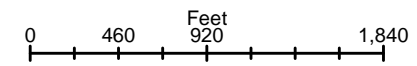


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Sundance
2004-03-04

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:12,000



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